



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

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## **Heritage Impact and Planning Statement**

**Listed Building consent application for internal  
alterations to a Grade II Listed Building**

**35 Barn Field, Upper Park Road NW3 2UU**

Prepared by **Planning By Design**

**On Behalf of Alan Shaw**

## Introduction

Planning By Design (Agent) has been instructed to act on behalf of Alan Shaw (Applicant) to submit a Listed Building Consent application to Camden Council (Local Planning Authority) for internal alterations to the Grade II Listed Building at 35 Barn Field, Upper Park Road NW3 2UU.

In support of this application, the following Heritage Impact and Planning Statement has been produced to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies. One of the aims of this report is to satisfy the requirement of paragraph 207 of the National Planning Policy Framework 2024, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). This assessment is informed by an analysis of the site, the existing buildings, and their environs. This statement is further informed by an analysis of historic maps of the area and a review of known information about the site from various sources (including the Historic Environment Record (HER)).

## Site Location

The application property is a ground-floor flat, which is part of a four-storied Grade II Listed Building, located on the eastern side of Upper Park Road. The flat is adjacent to another similar flat on the right side and to the communal staircase and hall on the left side.

The Historic England listing record for Barnfield states the following:

- *“Heritage Category: **Listed Building***
- *Grade: **II***
- *List Entry Number: **1246729***
- *Date first listed: **22-Dec-2000***
- *List Entry Name: **BARN FIELD***
- *Statutory Address: **BARN FIELD, UPPER PARK ROAD***

*Block of 46 flats and maisonettes. 1947-9 by Donald Hanks McMorran of Farquharson and McMorran for Hampstead MB. Brown Leicestershire brick, with concrete floors, tiled and asphalted roofs; brick stacks. The block is arranged as a tripartite terrace of three and four storeys over basements on sloping sites, the three four-storey blocks with white rendered gable ends. The maisonettes are on the upper floors, and small flats and bedsits intended for the elderly are placed at the end of the blocks. Save in these small flats, all the living rooms and kitchens face west, the latter set behind a balcony; all the bedrooms face east, set over basement stores and a covered arcaded play area. Seven staircases and five lifts ensure that no galleries are required.*

*Harmonious composition in McMorran's distinctive neo-classical style. The five main staircases, with lifts, entered via a door set in stone architrave surrounded under flat hood with square entablature and supported on curved console brackets. Large staircase windows over. Balconies are set within the line of the block, supported on openwork steel girders and*

*with steel balustrades. All windows are timber sashes with small regular panes, and those to the living rooms with margin lights, supported on steel chains. The windows on the fourth floor have keystones. The smaller flats have their own entrances and staircases in the end returns. East elevation set over arcaded play area, with projecting balconies to the living rooms of the upper small flats at ends, and to the bedrooms in the centre of each third floor penthouse section. [Barn Field: plaque carved by Sidney Pool, commemorates the opening of the flats on St George's Day, 23 April 1949, by the Hon John Fremantle, Chairman of the Housing Committee of Hampstead Borough Council. The scheme, conceived in 1943 as Hampstead's contribution to the housing shortage wrought by the War, was seen 'as a potent symbol of regeneration and hope'.*

*Interiors: Staircases with steel balustrading. Many living rooms retain their original corner tiled fireplaces. Built in cupboards and heated airing cupboards were a feature of the development from the first.*

*Hampstead MB built Barn Field and Wood Field to replace houses destroyed by the first bomb to land on the borough, on 9 September 1940. The Borough Council determined that the new housing should have a traditional character to reflect the eighteenth century architecture for which Hampstead is noted. The dwellings were exceptionally well equipped for their date, with lifts as well as staircases - exceptional for a four-storey block - and good internal fittings. The result is one of McMorrans's first and perhaps most lavish blocks of flats, in which his combination of Soanic and Scandinavian devices, producing a lean, spare but exceptionally well-proportioned classicism is seen at its best. The names Barn Field and Wood Field were taken from the old field names on the site. The scheme was exhibited at the Royal Academy Exhibition of May 1946, with perspectives showing it much as built. It was awarded the RIBA's London Architecture Medal for the best building of 1948.*

*(Sources: The Builder, 17 May 1946, p.480 The Builder, 28 March 1947, pp.294-6 Official opening brochure, 23 April 1949 Architect and Building News, 18 November 1949, pp.500-3 The Builder 21 October 1949, pp.511-14)"*

## **Planning History**

There appears to be no planning applications submitted at the site, although the property is part of a larger residential building which has had several applications. For example, No. 23 Barnfield applied for a very similar scheme in 2016, which was permitted and offers precedent that the Council supports internal alterations of this kind:

- **2016/0234/L** – Internal works comprising removal of two partition walls and re-aligning one cupboard door – Granted 13/03/2016

Another similar application was for 11 Barnfield:

- **2011/4278/L** – Internal alterations to include the removal of partition wall between kitchen and living room and alterations to partitioning within bathroom and hallway to existing flat (Class C3) – Granted 04/11/2011

## Proposed Development

The Applicant would like to make minor internal alterations to the ground floor flat. This will include:

- Removing the cinder block wall between kitchen and living room to create an open planned kitchen/ diner area. The kitchen larder will also be removed and the existing windows in the kitchen will increase light in the combined room. As a part of the redesign, part of the wall in the living room will be removed to extend the built-in cupboards into a larger alcove.
- Removing the cinder block wall between the toilet and bathroom, and the cinder block wall between the corridor and bathroom to create a larger integrated bathroom/toilet. The existing window above the toilet door will be reused to create a new doorway in the corridor to access the new bathroom.

Further information relating to the layout, scale, appearance, and materials are included in the supporting plans and drawings.

## Planning Policy

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location. Specific policies related to the proposed development includes:

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

### The London Plan (2021)

- Policy D3 – Optimising site capacity through the design-led approach
- Policy D4 – Delivering good design
- Policy HC1 – Heritage conservation and growth

### Camden Local Plan (2017)

- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage

## Planning Assessment

The main issues of the application are its potential impact upon:

- Design, Character and Appearance of the G.II Listed Building
- Impact on Residential Amenity

### Principle of Development

The principle of minor historically sensitive internal alterations to a Grade II listed residential property is in general accordance with the development plan. No physical changes are proposed externally to the site, and the proposed internal changes will be sympathetic to the historic character and fabric of the property. Given this, the proposal will have little to no further impact than the existing development.

Therefore, the principle of development is broadly in accordance with the requirements of sustainable development, Listed Buildings legislature, the intended outcomes of NPPF and the Development Plan; The acceptability of the proposal is subject to its design and site-specific impacts, which will be discussed in more below.

### Design and Heritage Impacts

Section 12 of the NPPF expects a high-quality of design. Section 16 of the NPPF seeks to preserve and enhance heritage assets. It requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account 'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation' (NPPF 2024 paragraph 203d). If the development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 214 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised. Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if:

- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

Policy D1 of the Local Plan seeks to secure high-quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well into the surrounding streets and townscape, comprise high-quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. Camden's Local Plan is supported by CPG

(Design). The above is also expected by policies (including HC1) of the London Plan, which require a historically sensitive, high-quality of design within London.

**Analysis:** The proposal, is unlikely to have a harmful impact on the Listed Building or its setting. From the attached architectural drawings included within the application, it can be seen that the development is of a high quality and tasteful design, sympathetic to the character and fabric of the Listed Building and its setting.

There is also no external alterations proposal, therefore there will be no impact on the external appearance of the building. The proposed internal interventions will preserve the most significant interior spaces and detailing of the property; Whilst there will be some removal of historic fabric in the form of the walls, this is not of particular significance in itself, and we do not consider that the alteration will compromise the architectural integrity of this part of the building, as the walls are not loads bearing, and use of the internal spaces and the general character of the two rooms will remain as they are at present. Thus, the proposed layout will not significantly alter the existing floor plan, and the scale of work is commensurate to the site and its usage. The materials and style have been chosen to be high quality and attractive and to ensure the proposal fits in well with the style and grain of the listed property, as well as being long-lasting materials, providing longevity. The interior furnishings and fittings will likewise be chosen to be sympathetic to the historic character of the space, ensuring a cohesive and harmonious integration of the proposed development within the existing fabric of the building. The proposal will furthermore be executed in a manner that respects and complements the architectural style, form, and period of the building.

The proposal therefore preserves, enhances and sustains the special character, significance, appearance, special architectural and historic interest of the heritage assets in terms of scale, form, proportion, design, and materials. The proposal also preserves the setting of the Listed Building, and its historic significance and respects the character and appearance of the building and its setting. It can therefore be considered less than harmful and compliant with national and local policy and regulations.

#### Amenity Impacts

Paragraph 135 of the NPPF, Policy A1 and the Amenity CPG are all relevant with regard to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The intent of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

**Analysis:** Whilst there are adjacent properties to the proposed site, their amenity is unlikely to be impacted significantly, by virtue of the proposed modest and sensible design. We therefore consider the proposed internal alterations will not impact the amenity of neighbouring occupiers.

Additionally, the new development will improve amenity for the dwelling's occupiers and future residents by providing an improved internal layout, enhancing enjoyment of the property and allowing them to maximise the use of the site, adding longevity to the design.

The proposed works can therefore be considered compliant with planning policy and guidance for amenity.

### **Planning Balance**

Economically, the scheme will benefit the applicant and current and future residents, and local suppliers and fitters will be sought for the development, thereby contributing to the local economy.

Environmentally, the proposal is attractive, will not detract from the historical significance of the Listed Building, and is within the character of the area. The proposal also will not impact neighbouring amenity in a detrimental manner.

Socially, the scheme provides a socially sustainable minor internal alterations to the property, which will enhance the applicant's enjoyment of the dwelling.

On balance and based on current policy the harm caused is not significant enough to warrant a refusal in this instance.

### **Conclusion**

In considering this application, it is hoped that the Planning Authority recognise that the development has been designed and scaled appropriately, in line with the areas and sites' existing context. The proposal represents a minimal development which will not lead to any adverse impact on the listed building or the surrounding area.

The proposed development presented in this application is policy-compliant with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 (Conserving and enhancing the historic environment) of the NPPF as well as Local planning policies.

We kindly request the Council supports this application.

Appendices – Photos of the Site

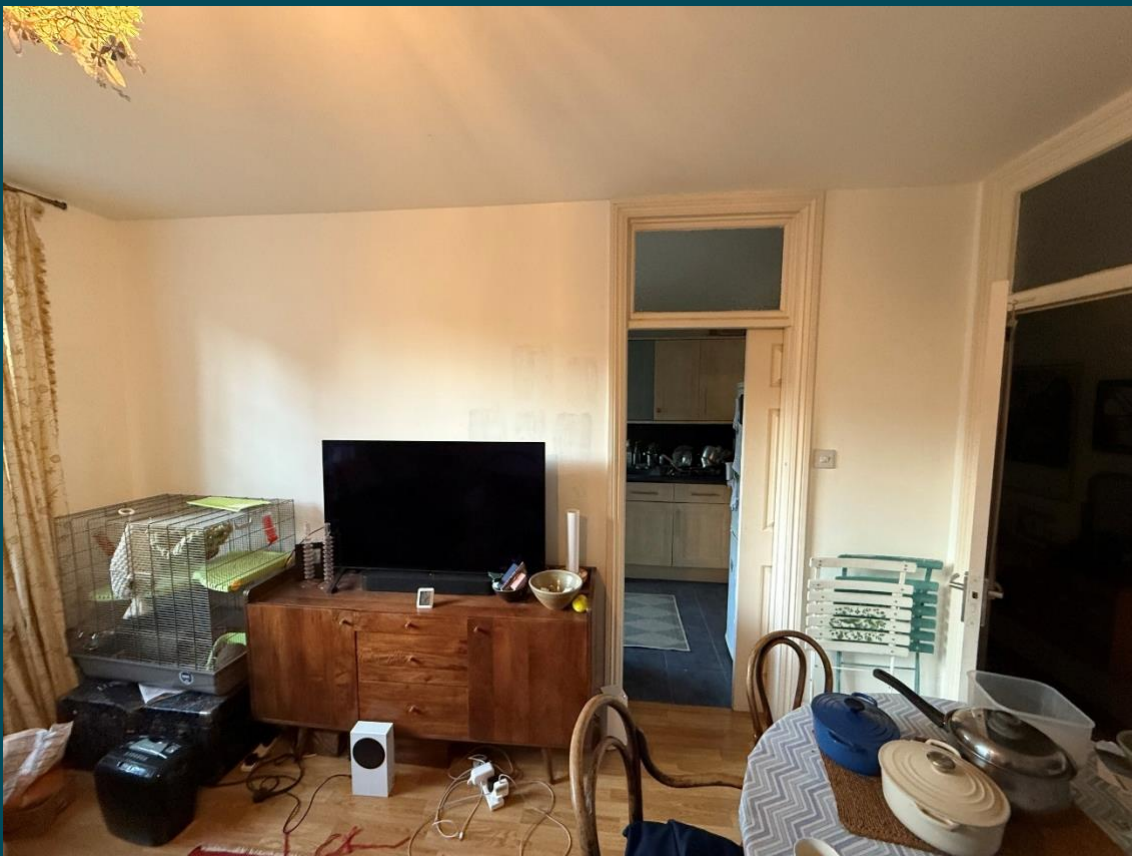


Appendix 1: Existing frontal elevation of Barn Field





Appendix 2: External rear elevation of application flat



Appendix 3: Existing wall between kitchen and living room (to be removed)



Appendix 4: Existing kitchen/ living room wall (to be removed)



Appendix 5: Existing bathroom/ toilet wall (to be removed)



Appendix 6: Living room closet (to be altered)



Appendix 7: Hall wall closet (to be altered)